

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Enumclaw Plateau / 40

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 226

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$95,400	\$190,800	\$286,200	\$308,900	92.7%	12.23%
2004 Value	\$101,600	\$203,300	\$304,900	\$308,900	98.7%	12.14%
Change	+\$6,200	+\$12,500	+\$18,700		+6.0%	-0.09%
% Change	+6.5%	+6.6%	+6.5%		+6.5%	-0.74%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -0.74% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$107,700	\$189,700	\$297,400
2004 Value	\$115,300	\$201,000	\$316,300
Percent Change	+7.1%	+6.0%	+6.4%

Number of one to three unit residences in the Population: 3406

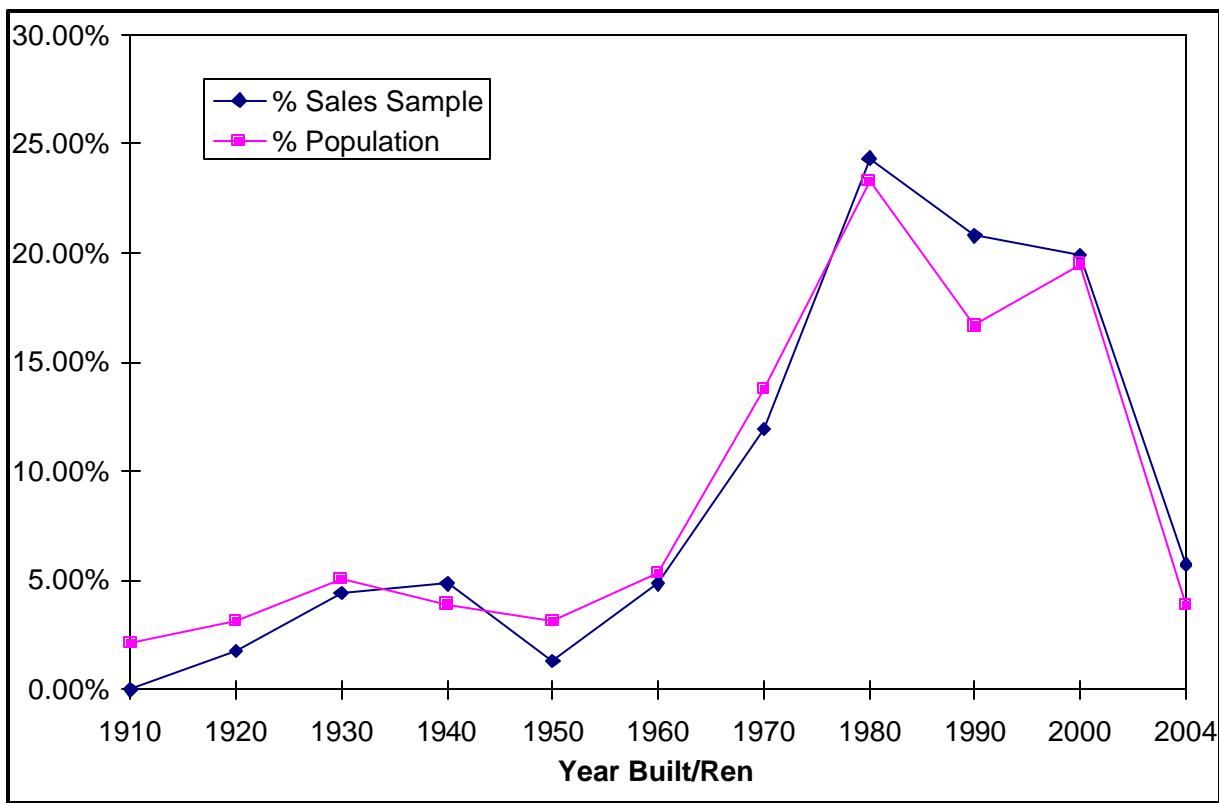
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that this area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several individual and combination variables were attempted in a formula analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties except parcels with improvements that were grade 10 and above. It was determined that an adjustment-based model would provide the most significant results while maintaining equalization and equity among the properties.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	1.77%
1930	10	4.42%
1940	11	4.87%
1950	3	1.33%
1960	11	4.87%
1970	27	11.95%
1980	55	24.34%
1990	47	20.80%
2000	45	19.91%
2004	13	5.75%
	226	

Population		
Year Built/Ren	Frequency	% Population
1910	74	2.17%
1920	108	3.17%
1930	173	5.08%
1940	134	3.93%
1950	107	3.14%
1960	182	5.34%
1970	469	13.77%
1980	794	23.31%
1990	568	16.68%
2000	664	19.50%
2004	133	3.90%
	3406	

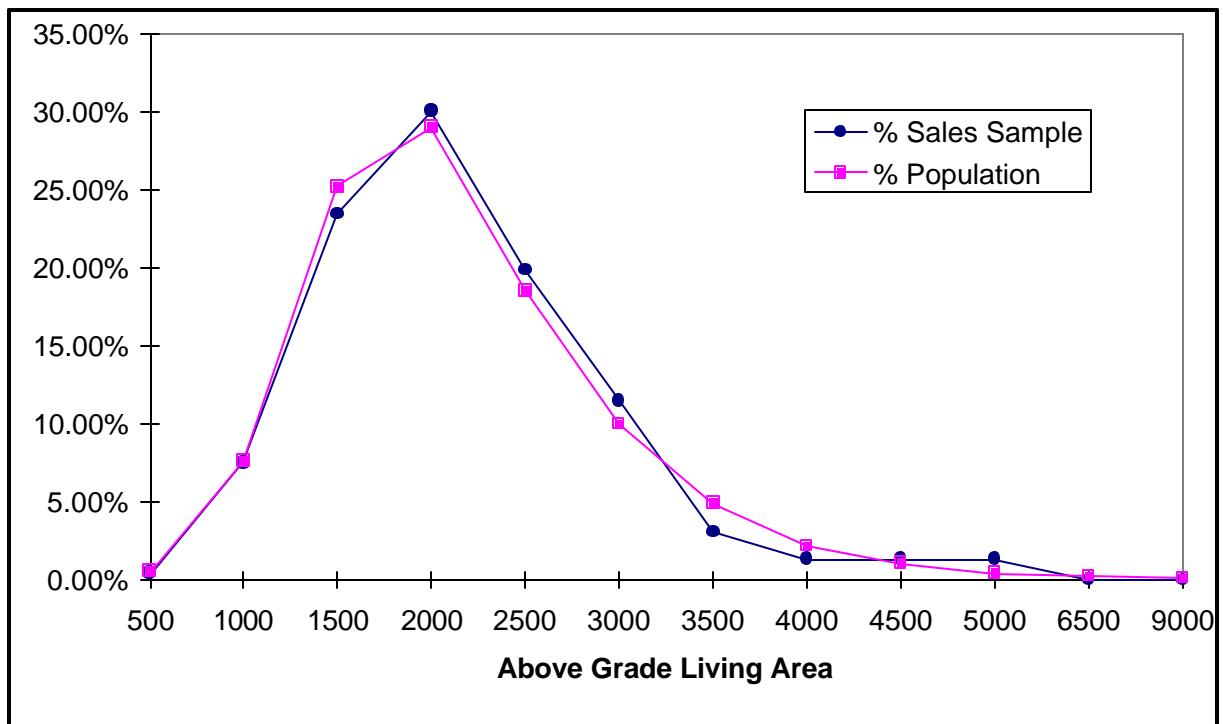


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated, whichever is later. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.44%
1000	17	7.52%
1500	53	23.45%
2000	68	30.09%
2500	45	19.91%
3000	26	11.50%
3500	7	3.10%
4000	3	1.33%
4500	3	1.33%
5000	3	1.33%
6500	0	0.00%
9000	0	0.00%
		226

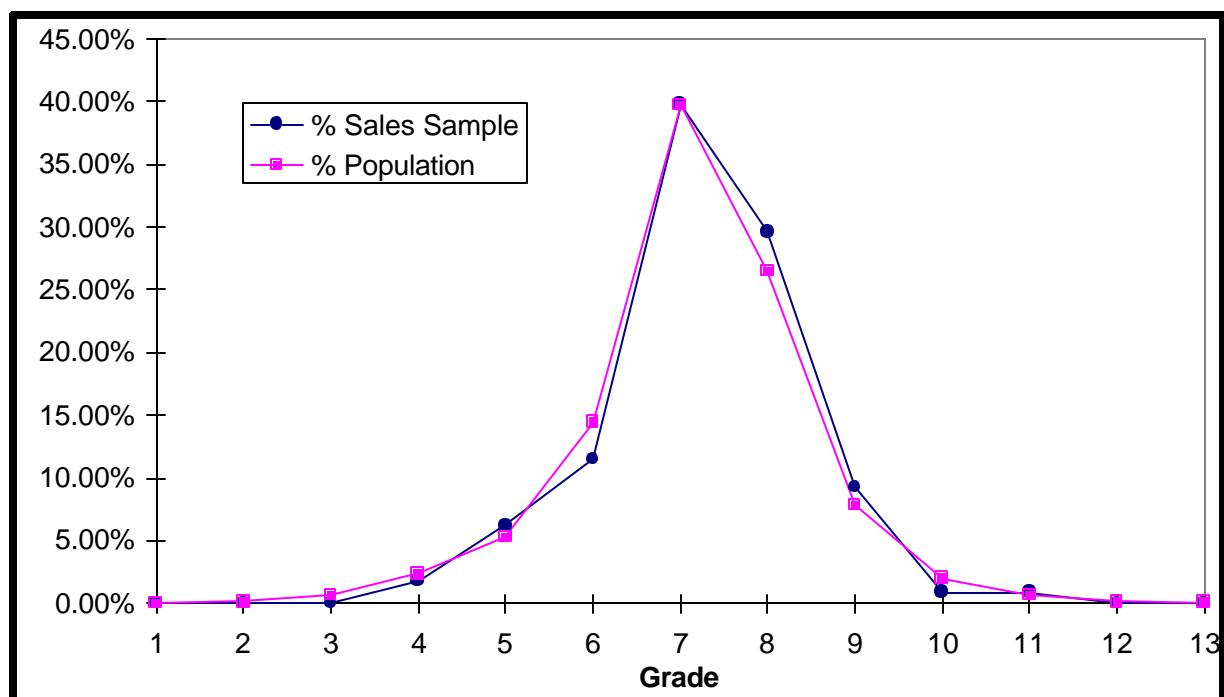
Population		
AGLA	Frequency	% Population
500	19	0.56%
1000	259	7.60%
1500	860	25.25%
2000	990	29.07%
2500	632	18.56%
3000	341	10.01%
3500	167	4.90%
4000	74	2.17%
4500	36	1.06%
5000	14	0.41%
6500	9	0.26%
9000	5	0.15%
		3406



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

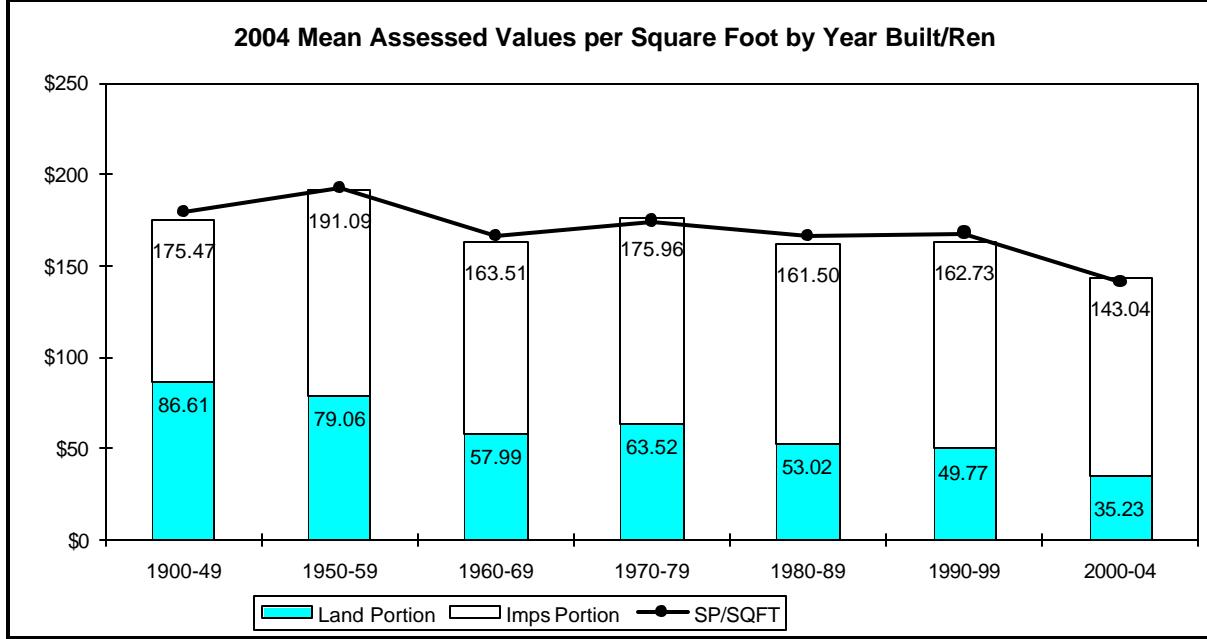
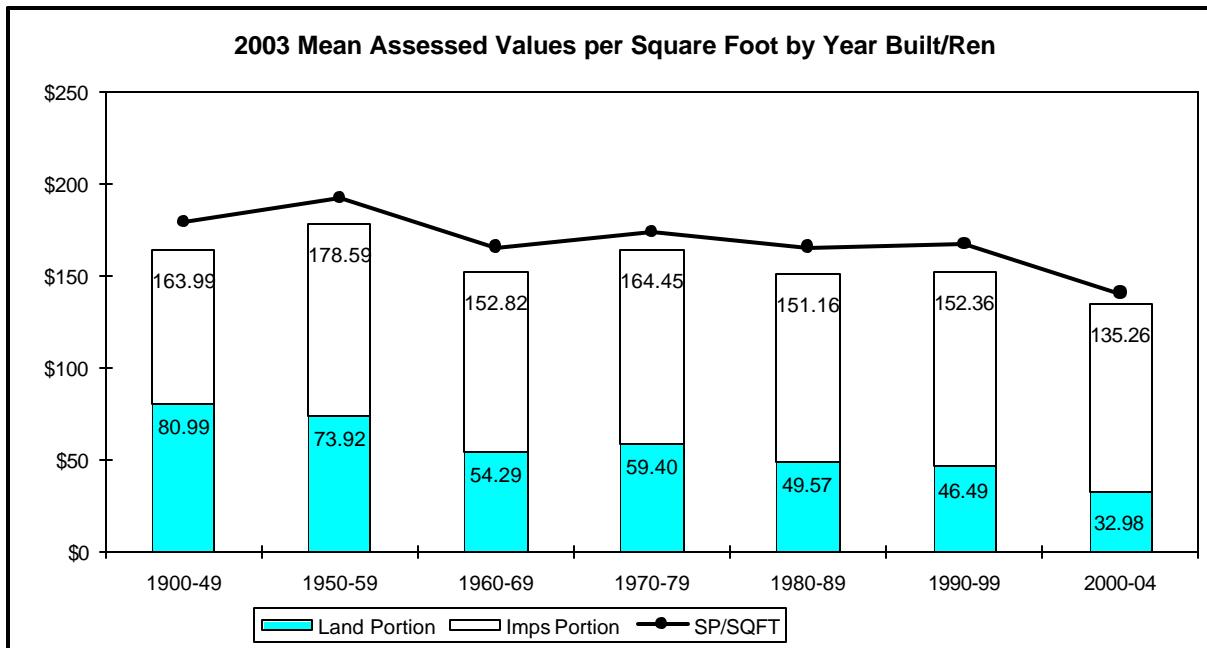
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.03%
2	0	0.00%	2	5	0.15%
3	0	0.00%	3	23	0.68%
4	4	1.77%	4	81	2.38%
5	14	6.19%	5	181	5.31%
6	26	11.50%	6	492	14.45%
7	90	39.82%	7	1354	39.75%
8	67	29.65%	8	904	26.54%
9	21	9.29%	9	267	7.84%
10	2	0.88%	10	68	2.00%
11	2	0.88%	11	23	0.68%
12	0	0.00%	12	4	0.12%
13	0	0.00%	13	3	0.09%
		226			3406



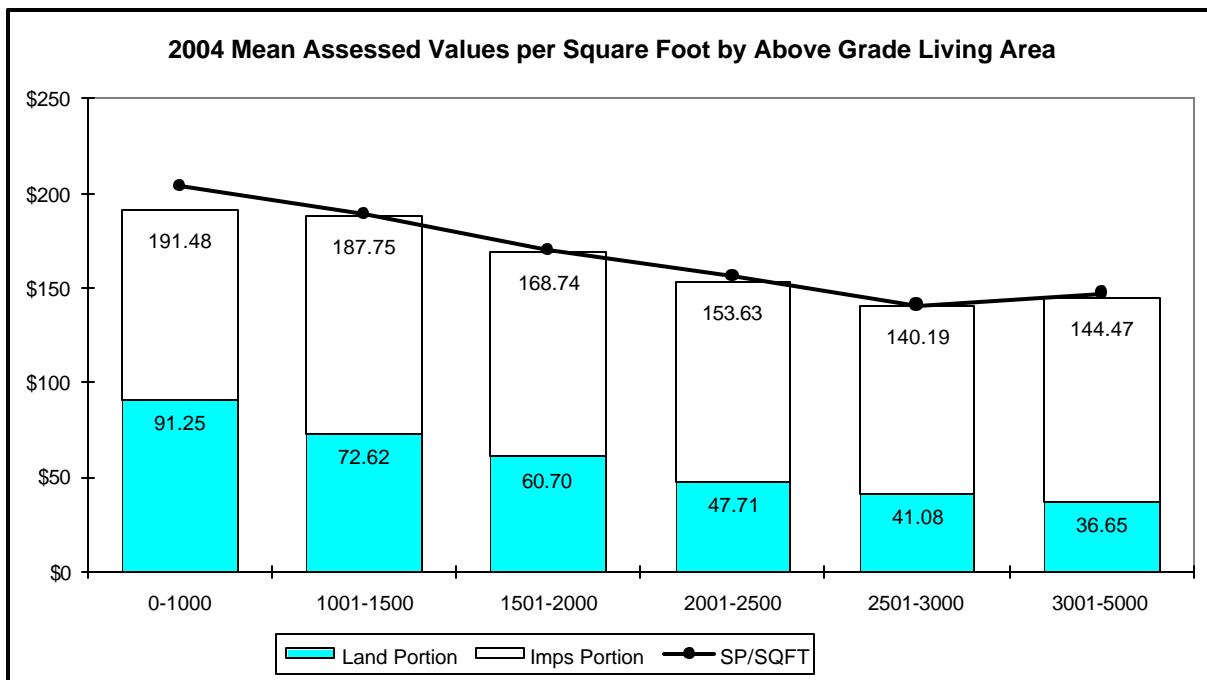
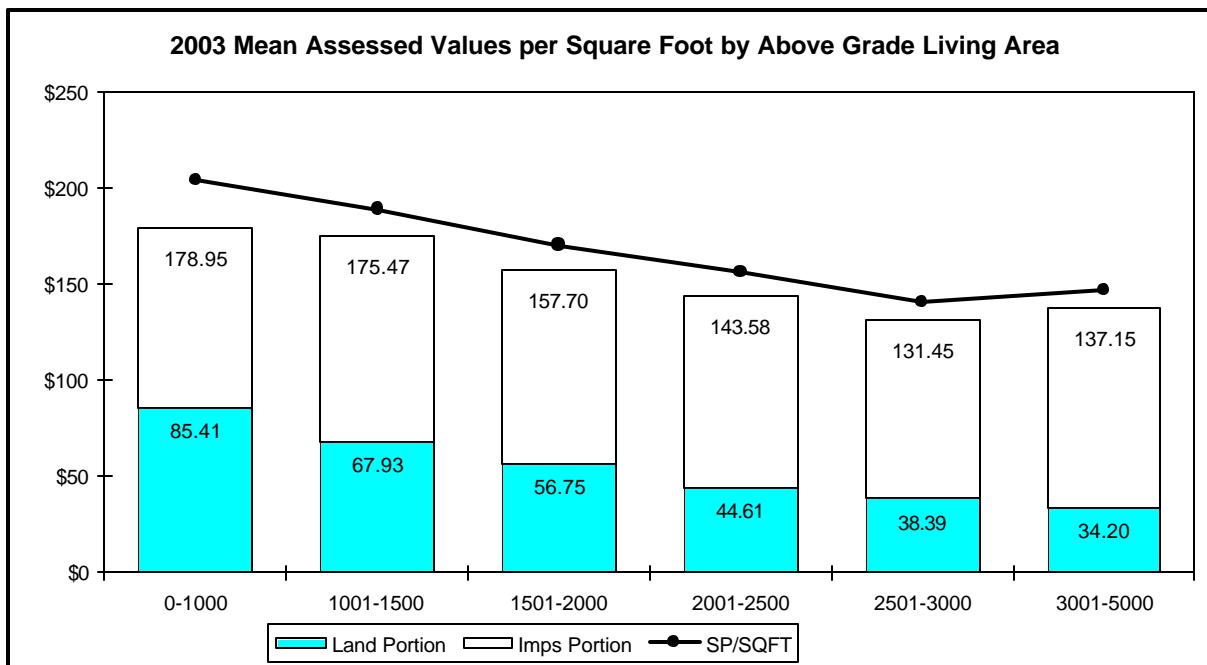
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



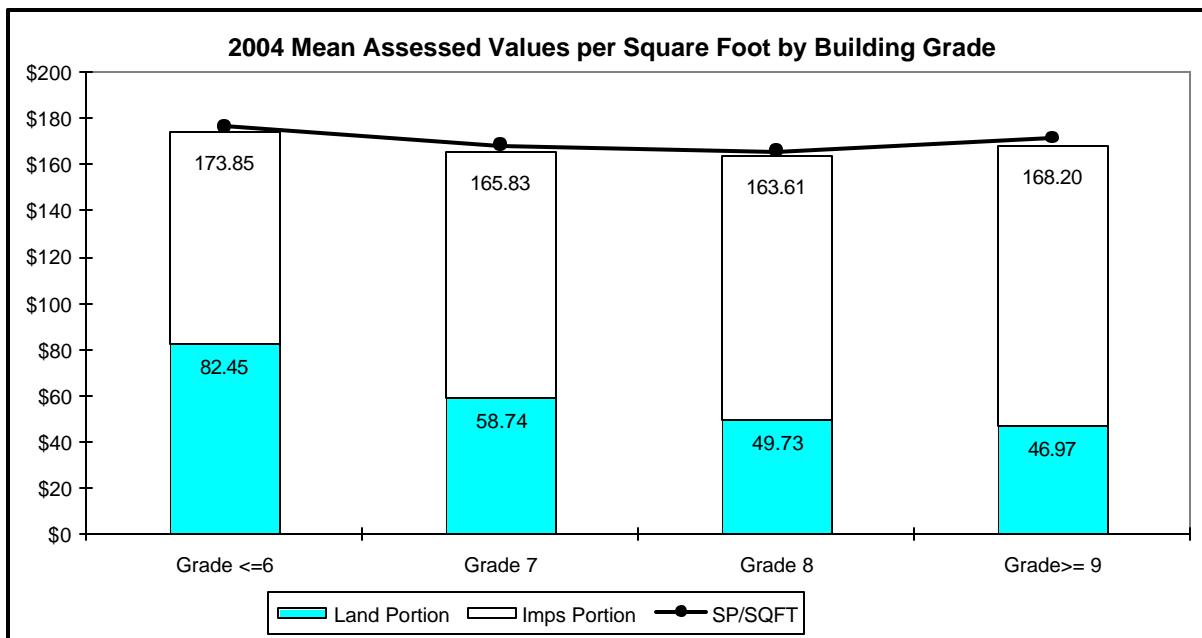
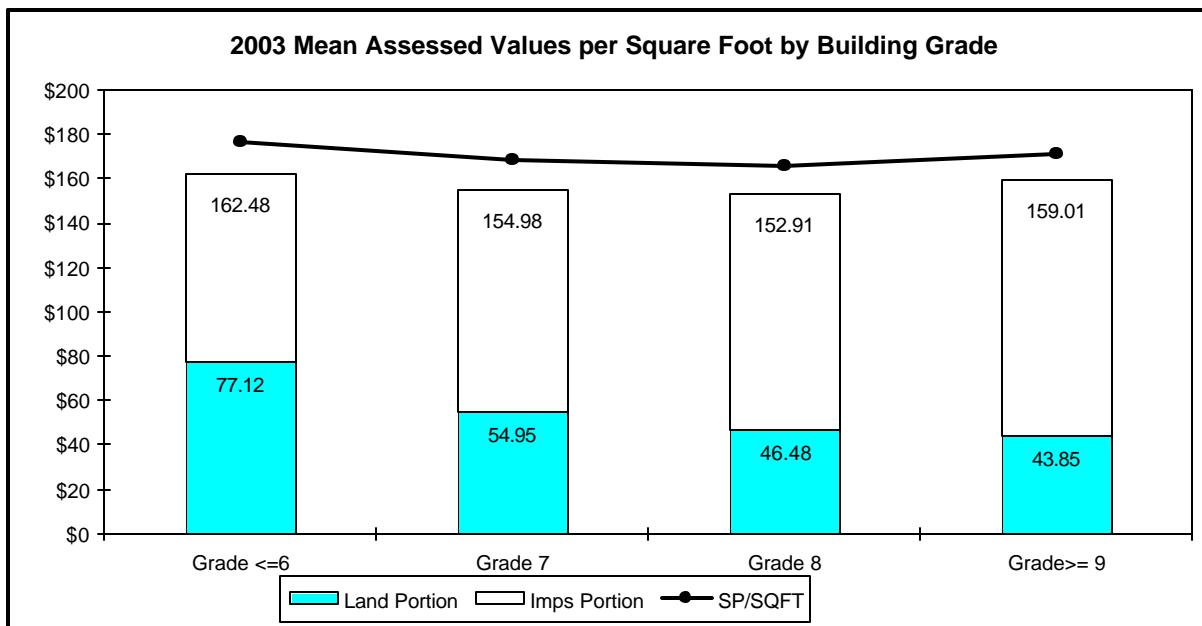
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 69 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.1% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.075, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 226 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that this area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several individual and combination variables were attempted in a formula analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties except parcels with improvements that were grade 10 and above. It was determined that an adjustment-based model would provide the most significant results while maintaining equalization and equity among the properties.

The derived adjustment formula for all properties with improvements of grade 9 and below is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.07$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

The derived adjustment formula for all properties with improvements of grade 10 and above is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the formula derived from improvement #1 is used to arrive at New Total Value.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at New Total Value.
 - *If “accessory improvements only”, the overall adjustment is applied to the Previous Total Value to arrive at a New Total Value. ($2004 \text{ Total Value} = \text{Previous Total Value} * 1.07$).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. ($\text{Previous Land Value} * 1.00$ Or $\text{Previous Improvement value} * 1.00$)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. ($2004 \text{ total value} = 2003 \text{ total value}$)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall adjustment applied to the Previous Total Value to arrive at the New Total Value. The resulting total value is calculated as follows:

2004 Total Value = Previous Total Value * 1.07, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 40 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall for all improvements <=9

7.00%

Overall for all improvements >=10

1.00%

Comments

This area did not require specific variable adjustments. The 7.00% adjustment shown is what would be applied to all parcels with improvements of grade 9 and below.

Parcels with improvements of grade 10 and above will be adjusted by 1.00% on the total 2003 assessed value.

The land; however, will be adjusted by 1.075% on all parcels in the area.

97% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
4	4	0.878	0.937	6.7%	0.756	1.118
5	14	0.928	0.990	6.7%	0.915	1.066
6	26	0.945	1.008	6.7%	0.941	1.076
7	90	0.920	0.983	6.8%	0.961	1.004
8	67	0.923	0.986	6.9%	0.958	1.015
9	21	0.913	0.976	6.9%	0.910	1.042
10	2	1.098	1.098	0.0%	-0.042	2.238
11	2	0.996	0.996	0.0%	0.900	1.093
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1959	37	0.925	0.988	6.8%	0.946	1.030
1960-1969	28	0.932	0.995	6.8%	0.963	1.027
1970-1979	49	0.943	1.007	6.8%	0.966	1.048
1980-1989	50	0.927	0.988	6.6%	0.952	1.025
1990-1999	49	0.903	0.961	6.4%	0.927	0.995
>=2000	13	0.958	1.005	4.9%	0.956	1.054
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	3	0.835	0.891	6.8%	0.475	1.307
Average	122	0.930	0.988	6.3%	0.966	1.011
Good	92	0.921	0.984	6.8%	0.959	1.009
Very Good	9	0.963	1.028	6.7%	0.965	1.091
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	143	0.932	0.994	6.7%	0.974	1.015
1.5	21	0.878	0.938	6.8%	0.881	0.995
2	61	0.932	0.989	6.0%	0.959	1.018
2.5	1	0.860	0.919	6.9%	NA	NA

Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

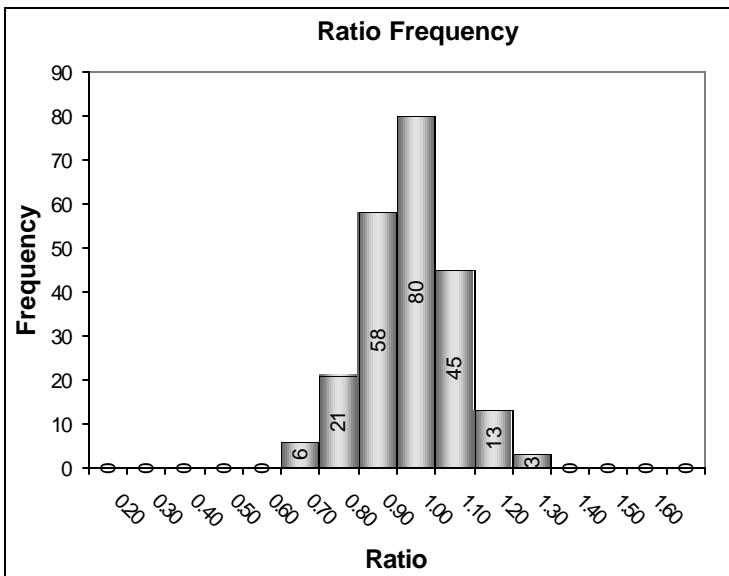
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1200	34	0.904	0.965	6.7%	0.911	1.018
1200-1599	54	0.942	1.005	6.8%	0.972	1.039
1600-1999	51	0.915	0.978	6.8%	0.946	1.009
2000-2999	71	0.925	0.987	6.7%	0.962	1.012
3000-4999	16	0.943	0.989	4.9%	0.909	1.070
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Y	126	0.921	0.981	6.6%	0.959	1.004
N	100	0.934	0.994	6.4%	0.971	1.018
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	220	0.927	0.987	6.5%	0.971	1.003
Y	6	0.921	0.985	7.0%	0.813	1.156
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	168	0.920	0.979	6.4%	0.961	0.997
9	58	0.950	1.015	6.8%	0.982	1.047
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
8000-15999	13	0.948	1.011	6.7%	0.921	1.102
1600-24999	12	0.975	1.041	6.7%	0.962	1.119
25000-43559	30	0.950	1.009	6.3%	0.969	1.050
1AC-4.9AC	126	0.910	0.970	6.7%	0.950	0.991
5AC-10AC	37	0.950	1.011	6.5%	0.968	1.055
>10AC	8	0.936	0.983	5.0%	0.841	1.126

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2003	Date of Report: 5/4/2004	Sales Dates: 1/2002 - 12/2003
Area 40-Enumclaw Plateau	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	226		
Mean Assessed Value	286,200		
Mean Sales Price	308,900		
Standard Deviation AV	110,206		
Standard Deviation SP	119,353		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.937		
Median Ratio	0.934		
Weighted Mean Ratio	0.927		
UNIFORMITY			
Lowest ratio	0.622		
Highest ratio:	1.244		
Coefficient of Dispersion	9.67%		
Standard Deviation	0.115		
Coefficient of Variation	12.23%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.912		
<i>Upper limit</i>	0.953		
95% Confidence: Mean			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.952		
SAMPLE SIZE EVALUATION			
N (population size)	3406		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.115		
Recommended minimum:	21		
Actual sample size:	226		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	117		
# ratios above mean:	109		
<i>Z:</i>	0.532		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



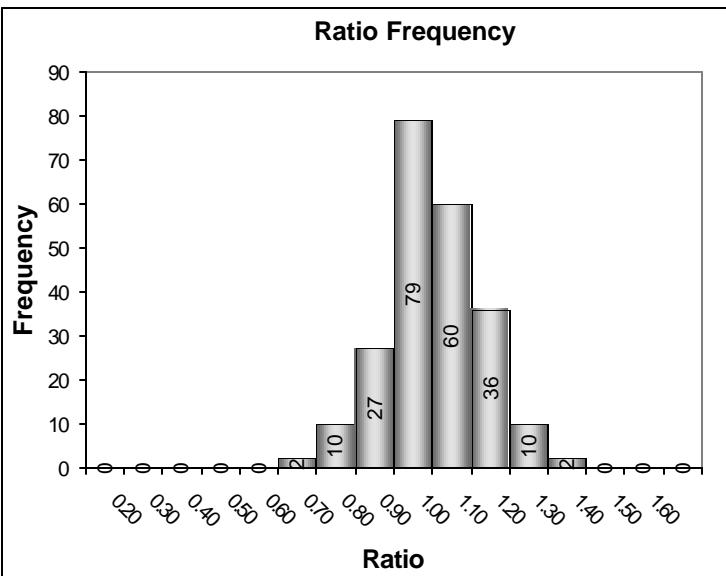
COMMENTS:

1 to 3 Unit Residences throughout area 40

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / Team - 3	Lien Date: 01/01/2004	Date of Report: 5/4/2004	Sales Dates: 1/2002 - 12/2003
Area 40-Enumclaw Plateau	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	226		
Mean Assessed Value	304,900		
Mean Sales Price	308,900		
Standard Deviation AV	114,104		
Standard Deviation SP	119,353		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.996		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.664		
Highest ratio:	1.330		
Coefficient of Dispersion	9.57%		
Standard Deviation	0.121		
Coefficient of Variation	12.14%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.975		
<i>Upper limit</i>	1.015		
95% Confidence: Mean			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.015		
SAMPLE SIZE EVALUATION			
N (population size)	3406		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.121		
Recommended minimum:	24		
Actual sample size:	226		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	116		
# ratios above mean:	110		
Z:	0.399		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 40

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	571140	0010	11/26/02	\$101,000	640	0	4	1934	4	13728	N	N	24112 SE 440TH ST
001	312007	9043	4/12/02	\$152,000	940	0	4	1937	3	40260	N	N	47623 284TH AV SE
001	322106	9014	5/28/03	\$305,000	1890	0	4	1923	2	1354280	Y	N	37925 200TH AV SE
001	272006	9039	6/25/03	\$249,000	820	0	5	1927	4	104979	Y	N	23103 SE 448TH ST
001	312007	9074	7/8/02	\$150,450	880	0	5	1977	3	57063	N	N	29012 SE 477TH ST
001	122006	9066	10/29/02	\$170,000	900	0	5	1930	4	91150	Y	N	40130 264TH AV SE
001	222006	9037	1/20/03	\$116,500	900	0	5	1929	3	39600	Y	N	23205 SE 436TH ST
001	222006	9165	12/4/02	\$155,000	940	0	5	1924	4	37200	Y	N	23323 SE 436TH ST
001	262006	9021	8/12/03	\$176,500	960	0	5	1934	5	74737	Y	N	46331 252ND AV SE
001	132006	9084	5/12/03	\$150,000	970	0	5	1938	4	37024	Y	N	41702 264TH AV SE
001	312106	9071	10/24/03	\$215,000	1250	0	5	1971	3	224334	Y	N	37926 188TH AV SE
001	072007	9030	8/16/02	\$192,000	1290	0	5	1932	4	89298	Y	N	41521 278TH WY SE
001	312007	9031	6/26/03	\$239,950	770	0	6	1937	4	104979	N	N	47304 284TH AV SE
001	322106	9027	11/27/02	\$150,000	820	0	6	1955	4	41248	Y	N	37517 208TH AV SE
001	132006	9087	10/29/03	\$150,000	890	0	6	1942	4	37024	Y	N	41804 264TH AV SE
001	932610	0200	6/18/02	\$162,000	1010	0	6	1975	4	10266	N	N	41319 214TH AV SE
001	272006	9028	4/16/03	\$270,000	1120	0	6	1929	5	208216	Y	N	45203 244TH AV SE
001	152006	9018	5/27/03	\$225,000	1140	0	6	1931	4	38584	Y	N	42619 244TH AV SE
001	056150	0280	4/16/03	\$180,000	1180	0	6	1961	4	50545	Y	N	25201 SE 384TH ST
001	932610	0060	4/15/02	\$160,500	1200	0	6	1973	3	11492	N	N	41303 213TH AV SE
001	182006	9023	10/16/02	\$230,000	1220	0	6	1918	4	425581	Y	N	18307 SE 416TH ST
001	342006	9001	11/5/03	\$183,500	1250	0	6	1930	5	21344	Y	N	46529 244TH AV SE
001	932610	0070	4/22/03	\$114,200	1250	0	6	1974	3	11880	N	N	41326 213TH AV SE
001	272006	9048	5/7/02	\$240,000	1350	0	6	1959	4	50094	Y	N	44826 228TH AV SE
001	222006	9190	12/27/02	\$142,000	1370	0	6	1974	3	18150	N	N	24117 SE 436TH ST
001	162006	9045	7/17/02	\$282,000	1400	0	6	1957	4	233481	Y	N	43128 218TH AV SE
001	312106	9023	4/11/02	\$170,000	1510	0	6	1935	3	419918	Y	N	38316 188TH AV SE
001	312106	9044	8/29/02	\$244,000	1530	0	6	1960	5	67953	N	N	37215 188TH AV SE
001	092006	9020	9/12/03	\$289,500	1540	0	6	1975	3	858567	Y	N	40902 212TH AV SE
001	062006	9020	9/10/03	\$420,000	1550	0	6	1915	4	825897	Y	N	18018 SE 400TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	072006	9050	9/15/03	\$306,000	1650	0	6	1947	4	102801	Y	N	18702 SE 416TH ST
001	122006	9033	6/17/02	\$275,000	1740	0	6	1919	4	104979	Y	N	41021 264TH AV SE
001	032006	9063	8/6/02	\$377,500	1010	500	7	1981	4	207781	Y	N	39008 232ND AV SE
001	312106	9038	6/19/02	\$278,000	1020	350	7	1964	4	78843	Y	N	38227 188TH AV SE
001	312106	9081	4/7/03	\$350,000	1100	800	7	1973	4	203860	Y	N	37728 192ND AV SE
001	144330	0050	2/25/03	\$240,500	1180	580	7	1969	3	47916	Y	N	39323 303RD AV SE
001	342106	9059	4/10/02	\$181,000	1180	0	7	1974	4	41310	N	N	24224 SE 374TH ST
001	312106	9070	7/22/03	\$207,500	1190	550	7	1969	3	71874	Y	N	38103 181ST AV SE
001	082007	9073	9/17/03	\$280,000	1240	800	7	1998	3	107593	Y	N	41216 305TH AV SE
001	072006	9040	7/15/03	\$233,000	1250	420	7	1966	2	81892	Y	N	19107 SE 400TH ST
001	162006	9054	3/26/02	\$221,500	1250	630	7	1965	4	25500	Y	N	21225 SE 416TH ST
001	092006	9075	5/9/02	\$315,000	1288	0	7	1999	3	211701	N	N	21418 SE 416TH ST
001	032006	9076	7/9/02	\$280,000	1290	350	7	1977	4	87120	Y	N	38722 239TH PL SE
001	606100	0010	5/23/02	\$236,500	1330	900	7	1977	4	50094	Y	N	18216 SE 384TH ST
001	041909	9025	6/26/02	\$180,000	1360	0	7	1963	4	24000	Y	N	50721 SE ENUMCLAW-CHINOOK PASS RD
001	642700	0003	12/15/03	\$215,000	1400	0	7	1974	4	17134	Y	N	24700 SE MUD MOUNTAIN RD
001	142240	0130	3/15/02	\$340,000	1440	1160	7	1970	4	57499	N	N	39600 226TH AV SE
001	112006	9020	11/18/02	\$360,500	1460	0	7	1925	5	220849	Y	N	40418 244TH AV SE
001	222006	9112	3/13/03	\$289,000	1480	790	7	1967	4	104108	Y	N	44622 228TH AV SE
001	202006	9013	5/22/03	\$213,000	1520	0	7	1960	4	22275	Y	N	44004 196TH AV SE
001	142240	0100	5/14/03	\$218,000	1550	0	7	1964	3	37295	N	N	39641 226TH AV SE
001	192006	9059	9/9/03	\$263,600	1550	0	7	1968	4	54050	Y	N	43805 196TH AV SE
001	142240	0260	5/19/03	\$268,900	1570	0	7	1983	3	64904	N	N	39803 228TH AV SE
001	172007	9006	1/23/03	\$265,000	1580	0	7	1978	4	296208	N	N	41909 295TH PL SE
001	282006	9022	11/7/02	\$230,000	1580	0	7	1959	4	46173	Y	N	22622 SE 464TH ST
001	162006	9051	10/17/02	\$332,000	1590	1480	7	1984	3	167270	Y	N	21209 SE 416TH ST
001	082007	9077	7/11/02	\$290,000	1600	0	7	1968	4	214315	Y	N	29821 SE 408TH ST
001	122006	9054	10/23/02	\$189,000	1600	0	7	1967	3	24310	N	N	27010 SE 416TH ST
001	312007	9036	10/7/03	\$223,100	1610	0	7	1939	5	74488	Y	N	46719 284TH AV SE
001	342006	9047	6/25/02	\$284,900	1610	0	7	1959	4	196020	N	N	47023 244TH AV SE
001	342106	9049	7/8/02	\$293,000	1610	0	7	1993	3	276170	N	N	23622 SE 372ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	052007	9005	8/20/02	\$325,000	1620	0	7	1986	3	201682	Y	N	30009 SE 384TH ST
001	606100	0160	1/2/03	\$219,990	1630	400	7	1965	4	38880	N	N	38224 183RD AV SE
001	222006	9073	1/31/02	\$196,000	1640	0	7	1955	4	87120	Y	N	22920 SE 436TH ST
001	212006	9081	9/24/02	\$258,500	1650	0	7	1967	4	15400	Y	N	43316 212TH AV SE
001	019300	0070	10/9/02	\$218,400	1690	0	7	1965	4	27876	Y	N	24102 SE 448TH ST
001	144330	0120	3/17/03	\$225,000	1690	0	7	1988	3	35206	Y	N	39504 303RD AV SE
001	322106	9060	5/13/03	\$237,000	1690	0	7	1968	4	37024	N	N	38117 204TH AV SE
001	052007	9112	4/20/02	\$242,000	1700	0	7	1997	3	132858	N	N	30133 SE 398TH ST
001	222006	9114	5/1/03	\$365,000	1700	0	7	1947	4	263538	Y	N	23630 SE 440TH ST
001	042007	9046	12/20/02	\$269,500	1790	0	7	1993	3	72745	Y	N	39318 310TH AV SE
001	362006	9036	11/19/03	\$232,500	1820	0	7	1966	4	32666	Y	N	46901 276TH AV SE
001	062006	9055	11/20/02	\$300,000	1860	0	7	1972	3	210394	Y	N	39002 191ST AV SE
001	278133	0020	8/8/03	\$225,000	1880	0	7	1978	3	12600	N	N	23602 SE 473RD ST
001	312106	9082	4/25/03	\$450,000	1890	0	7	1987	3	203425	Y	N	37628 192ND AV SE
001	042007	9045	12/9/02	\$238,500	1900	0	7	1992	3	72745	N	N	39322 310TH AV SE
001	052007	9083	6/5/02	\$425,000	1900	850	7	1982	3	237837	Y	N	30406 SE 392ND ST
001	152006	9049	1/7/03	\$283,950	1900	0	7	1922	4	213444	Y	N	42127 236TH AV SE
001	072006	9075	9/30/03	\$399,950	1910	630	7	1978	4	319290	N	N	40306 185TH AV SE
001	142240	0060	2/27/03	\$289,000	1950	670	7	1965	4	66022	N	N	22415 SE 399TH ST
001	022006	9098	4/24/02	\$300,000	2040	0	7	1984	3	62726	Y	N	25825 SE 396TH ST
001	082007	9101	3/8/02	\$325,000	2040	0	7	1983	3	435600	Y	N	29609 SE 408TH ST
001	042007	9037	3/17/03	\$270,000	2060	0	7	1993	3	49652	N	N	30909 SE 392ND ST
001	182007	9047	8/27/03	\$459,000	2300	1510	7	1990	3	430045	Y	N	29030 SE 424TH ST
001	082007	9067	10/14/02	\$349,950	2400	0	7	1983	3	170755	Y	N	41010 303RD AV SE
001	342006	9050	12/26/03	\$350,000	2500	0	7	1978	4	194277	Y	N	47132 241ST AV SE
001	342106	9062	6/16/03	\$400,000	2620	600	7	1981	4	204732	N	N	24219 SE 374TH ST
001	332007	9038	9/25/02	\$322,000	2794	0	7	1998	3	364597	N	N	47802 323RD AV SE
001	132006	9089	5/27/03	\$319,000	2800	0	7	1940	4	26861	Y	N	42102 264TH AV SE
001	278130	0030	3/13/03	\$373,000	2820	0	7	1983	4	47480	Y	N	24030 SE 471ST ST
001	312007	9091	7/18/02	\$475,000	3130	0	7	1996	3	89733	N	N	29016 SE 477TH ST
001	980450	0310	11/4/03	\$322,000	1270	1170	8	1979	4	36884	Y	N	25630 SE 390TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	980450	0420	9/9/02	\$265,000	1280	1190	8	1978	4	50123	Y	N	25604 SE 392ND ST
001	605500	0160	9/13/02	\$293,250	1350	1350	8	1969	4	35182	Y	N	27644 SE 401ST ST
001	605500	0500	12/18/02	\$252,000	1350	1350	8	1968	4	37562	Y	N	27454 SE 403RD ST
001	980450	0120	4/11/03	\$281,950	1400	460	8	1978	3	47250	Y	N	39253 260TH AV SE
001	312107	9026	4/1/02	\$430,000	1510	1400	8	1998	3	429066	Y	N	37716 280TH PL SE
001	342106	9157	9/23/02	\$347,450	1530	0	8	1991	3	44431	N	N	23913 SE 374TH ST
001	352106	9092	5/16/02	\$254,500	1548	800	8	1983	3	45271	N	N	37824 244TH AV SE
001	022006	9092	10/8/03	\$319,000	1550	890	8	1980	4	36903	Y	N	39603 258TH AV SE
001	980450	0320	8/8/02	\$237,500	1640	0	8	1979	4	66646	Y	N	25618 SE 390TH ST
001	182006	9045	12/3/03	\$260,000	1690	0	8	1959	4	53375	Y	N	42507 196TH AV SE
001	022006	9109	4/23/02	\$242,000	1750	0	8	1983	3	112384	Y	N	25021 SE 392ND ST
001	022006	9128	6/15/03	\$380,000	1780	0	8	1998	3	130680	Y	N	24605 SE 390TH ST
001	022006	9020	7/7/03	\$337,000	1810	0	8	1988	3	44431	Y	N	25807 SE 398TH ST
001	322106	9036	6/19/02	\$320,000	1840	0	8	1968	3	208216	Y	N	38021 212TH AV SE
001	172006	9121	5/7/03	\$369,900	1940	990	8	1976	3	198198	Y	N	20017 SE 416TH ST
001	022006	9108	4/15/02	\$399,000	1950	0	8	1999	3	319730	Y	N	25107 SE 392ND ST
001	278133	0070	5/23/02	\$270,000	1960	390	8	1979	4	17520	Y	N	47230 235TH AV SE
001	980451	0060	11/21/02	\$308,000	1970	0	8	1983	4	50541	Y	N	25723 SE 398TH ST
001	056150	0200	7/3/03	\$317,500	1980	0	8	1994	3	35501	N	N	24829 SE 387TH ST
001	056150	0060	5/7/02	\$287,400	2010	0	8	1992	3	37482	N	N	24800 SE 387TH ST
001	052007	9016	11/14/02	\$375,000	2020	0	8	1997	3	108900	Y	N	30327 SE 396TH ST
001	142240	0200	5/9/03	\$318,000	2040	0	8	1964	4	58684	N	N	39812 226TH AV SE
001	072006	9006	2/26/02	\$345,000	2050	0	8	1980	3	200376	Y	N	40106 180TH AV SE
001	312007	9133	4/23/03	\$310,000	2076	0	8	2001	3	48389	Y	N	47224 288TH AV SE
001	022006	9118	3/28/02	\$297,500	2090	0	8	1986	3	80150	Y	N	39703 253RD AV SE
001	980451	0190	7/9/02	\$286,950	2100	0	8	1983	3	28494	Y	N	25811 SE 396TH ST
001	342106	9074	9/22/03	\$510,000	2120	0	8	1977	4	217800	N	N	24107 SE 380TH ST
001	352106	9106	10/7/03	\$315,000	2120	0	8	1987	3	43528	N	N	24522 SE 384TH ST
001	312106	9073	6/11/02	\$419,000	2140	0	8	1996	3	209523	Y	N	37712 188TH AV SE
001	112006	9012	5/20/02	\$350,000	2150	0	8	1988	3	222126	Y	N	24900 SE 416TH ST
001	272006	9024	5/6/02	\$565,000	2160	0	8	1999	3	638589	Y	N	24006 SE 456TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	142240	0090	5/22/03	\$242,000	2180	0	8	1977	3	36975	N	N	39811 226TH AV SE
001	980451	0160	3/11/03	\$325,000	2180	0	8	1983	3	77101	Y	N	25830 SE 398TH ST
001	052007	9104	8/20/03	\$348,500	2200	0	8	1997	3	46609	Y	N	39529 302ND AV SE
001	322007	9036	5/14/02	\$323,000	2210	1620	8	1991	3	61270	Y	N	29408 SE 472ND ST
001	052007	9063	6/11/03	\$409,500	2260	0	8	1977	3	241322	Y	N	30101 SE 396TH ST
001	072006	9072	10/9/02	\$401,000	2260	0	8	1974	3	141570	Y	N	19102 SE 408TH ST
001	292106	9078	12/11/03	\$387,000	2280	790	8	1974	4	109335	Y	N	36705 198TH AV SE
001	061907	9096	8/20/03	\$517,500	2350	0	8	1979	4	715690	Y	Y	27815 SE MUD MOUNTAIN RD
001	222006	9045	2/25/02	\$350,000	2410	0	8	1978	4	104108	Y	N	23127 SE 436TH ST
001	980451	0070	3/25/02	\$298,000	2410	0	8	1981	4	50409	Y	N	25733 SE 398TH ST
001	082007	9061	9/17/03	\$390,000	2510	0	8	1983	3	217800	Y	N	41430 305TH AV SE
001	322106	9039	9/9/03	\$398,950	2520	0	8	1997	3	212137	N	N	38022 200TH AV SE
001	172006	9027	11/13/02	\$284,500	2560	0	8	1976	3	105850	Y	N	42923 208TH AV SE
001	312007	9063	8/14/03	\$368,000	2560	0	8	1980	3	441698	Y	N	27817 SE 468TH ST
001	012006	9086	7/23/02	\$454,000	2580	0	8	1990	4	310147	Y	N	27019 SE 384TH ST
001	342106	9079	12/12/03	\$305,000	2580	0	8	1981	4	44250	N	N	24124 SE 380TH ST
001	980450	0580	12/6/02	\$340,000	2640	0	8	1981	3	53979	Y	N	25606 SE 396TH ST
001	056150	0010	3/10/03	\$328,000	2730	0	8	1991	3	43500	N	N	24807 SE 384TH ST
001	202006	9062	7/15/03	\$399,950	2760	0	8	1986	3	110206	Y	N	44619 199TH PL SE
001	142006	9009	8/26/02	\$344,000	2850	0	8	1991	3	381585	Y	N	24606 SE 424TH ST
001	092006	9067	3/21/03	\$385,000	2900	0	8	1980	3	191664	Y	N	40910 218TH AV SE
001	352106	9023	9/10/02	\$389,000	2980	0	8	2002	3	94090	N	N	36902 244TH AV SE
001	312106	9036	2/12/03	\$427,000	3020	0	8	1992	3	360241	N	N	37304 188TH AV SE
001	112006	9053	3/26/03	\$475,000	1530	1180	9	1988	3	216928	N	N	40820 250TH AV SE
001	172006	9012	9/3/02	\$545,000	1616	1457	9	1973	4	425145	Y	N	20115 SE 424TH ST
001	732770	0013	4/8/03	\$435,000	2300	600	9	1991	3	242629	Y	Y	22118 SE 358TH ST
001	262106	9059	9/9/02	\$379,500	2370	610	9	1991	3	210830	Y	N	35803 249TH AV SE
001	022006	9088	2/27/02	\$400,000	2410	0	9	1988	3	80150	Y	N	39715 253RD AV SE
001	102006	9042	11/1/02	\$435,000	2580	1790	9	1978	3	422967	Y	N	41025 236TH AV SE
001	012006	9033	6/13/02	\$535,000	2640	2220	9	1999	3	159429	Y	N	38410 ENUMCLAW-FRANKLIN RD SE
001	082006	9039	12/29/03	\$539,990	2814	0	9	1998	3	432986	Y	N	19954 SE 416TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	352106	9158	5/7/02	\$569,000	3100	0	9	1996	3	153331	Y	N	25609 SE 380TH ST
001	352106	9158	10/3/03	\$570,000	3100	0	9	1996	3	153331	Y	N	25609 SE 380TH ST
001	352106	9159	8/19/03	\$442,000	3320	0	9	2003	3	97139	N	N	36906 244TH AV SE
001	262106	9065	8/11/03	\$520,000	3380	0	9	1991	3	207781	N	N	36311 249TH AV SE
001	312007	9006	10/1/02	\$542,000	3520	1410	9	1976	3	424274	Y	N	46424 276TH AV SE
001	172006	9122	8/16/02	\$510,000	3970	0	9	1991	3	108900	Y	N	41716 207TH AV SE
001	042006	9040	4/16/03	\$439,500	4000	0	9	1978	3	218688	Y	N	39702 218TH AV SE
001	152006	9063	11/26/03	\$479,000	4200	0	9	1969	4	426016	Y	N	42721 244TH AV SE
001	681783	0050	5/1/03	\$757,048	4360	0	9	2003	3	216716	N	N	25012 SE 367TH WY
001	312007	9136	11/20/02	\$465,600	4500	0	9	1989	3	269337	N	N	47006 276TH AV SE
001	605500	0420	3/11/02	\$410,000	2890	980	10	1986	3	36664	Y	N	27307 SE 402ND ST
001	681783	0020	3/11/02	\$670,000	4622	0	10	2002	3	218166	N	N	25023 SE 367TH WY
001	352106	9016	7/9/03	\$938,000	4520	0	11	1991	3	747054	Y	N	25803 SE 383RD WY
001	681783	0040	8/4/03	\$817,189	4930	0	11	2003	3	217351	N	N	25116 SE 367TH WY
009	410200	0065	5/13/02	\$170,000	450	0	4	1952	4	13426	Y	Y	37328 WEST LAKE WALKER DR SE
009	712340	0115	8/6/03	\$126,500	770	0	5	1933	3	13836	Y	Y	32823 SE 310TH ST
009	342107	9005	9/3/02	\$175,000	890	0	5	1959	5	18815	Y	Y	37510 WEST LAKE WALKER DR SE
009	342107	9060	12/19/03	\$119,172	1160	0	5	1976	4	20053	Y	N	37010 WEST LAKE WALKER DR SE
009	422440	0122	9/25/03	\$164,000	1290	0	5	1915	4	19578	N	N	35128 SE 257TH ST
009	187140	0600	7/16/03	\$150,000	1680	0	5	1981	4	13228	N	N	35233 312TH WY SE
009	282207	9090	2/1/02	\$209,500	810	0	6	1985	4	54689	N	N	27027 316TH AV SE
009	322207	9136	3/24/03	\$204,950	860	0	6	1977	2	55321	N	N	28125 307TH AV SE
009	187140	0255	5/22/03	\$140,000	1040	0	6	1971	3	11000	N	N	35517 VEAZIE -CUMBERLAND RD SE
009	262207	9032	4/29/03	\$145,000	1090	0	6	1922	4	20855	N	N	26720 346TH AV SE
009	122107	9058	6/26/03	\$180,000	1120	0	6	1972	4	93218	N	N	35804 SE COURTNEY RD
009	282107	9035	6/10/02	\$208,000	1400	0	6	1980	4	84070	N	N	36115 SE LAKE WALKER RD
009	282107	9096	12/5/02	\$157,500	1000	460	7	1975	4	43560	N	N	35701 VEAZIE -CUMBERLAND RD SE
009	322107	9074	8/16/02	\$250,000	1100	0	7	1972	4	181209	N	N	37210 VEAZIE -CUMBERLAND RD SE
009	322207	9097	12/18/02	\$267,000	1150	1150	7	1964	4	43560	N	N	29630 SE KENT-KANGLEY RD
009	042107	9044	4/24/03	\$215,000	1220	0	7	1987	3	31200	N	N	32104 SE RETREAT-KANASKAT RD
009	292107	9023	10/30/02	\$262,500	1250	580	7	1984	3	188614	N	N	35407 308TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	032107	9030	8/27/03	\$295,000	1260	0	7	1978	5	211701	N	N	33424 SE 301ST ST
009	322107	9099	9/16/03	\$292,500	1260	0	7	1972	4	261360	N	N	38128 VEAZIE -CUMBERLAND RD SE
009	042107	9157	8/4/03	\$218,000	1310	0	7	1988	4	44400	N	N	32109 SE 291ST ST
009	262207	9112	6/3/03	\$296,000	1320	0	7	1968	4	329313	N	N	25715 348TH AV SE
009	042107	9100	12/13/02	\$249,000	1390	0	7	1991	3	101494	N	N	31925 SE 291ST ST
009	187140	0165	4/24/02	\$184,000	1420	0	7	1990	3	19800	N	N	35416 VEAZIE -CUMBERLAND RD SE
009	342207	9039	5/23/03	\$229,000	1420	0	7	1977	3	303613	Y	N	33109 SE KENT-KANGLEY RD
009	262207	9128	10/21/02	\$235,000	1450	0	7	1987	3	74923	N	N	35015 SE 262ND ST
009	187140	0183	3/22/02	\$203,000	1630	0	7	2002	3	10800	N	N	35506 VEAZIE -CUMBERLAND RD SE
009	042107	9140	7/17/02	\$270,000	1640	0	7	1991	3	53578	N	N	29529 322ND AV SE
009	042107	9118	10/9/02	\$232,500	1690	0	7	1991	3	39300	N	N	29720 322ND AV SE
009	322107	9049	5/29/02	\$275,500	1770	0	7	1972	5	111078	N	N	38122 307TH AV SE
009	282107	9071	6/12/03	\$349,500	1870	0	7	1983	4	142005	N	N	36213 312TH AV SE
009	187140	0182	8/7/02	\$205,000	1910	0	7	2002	3	10800	N	N	35500 VEAZIE -CUMBERLAND RD SE
009	032107	9076	9/8/03	\$358,000	1980	0	7	2001	3	304920	N	N	29609 333RD AV SE
009	042107	9134	1/22/03	\$290,000	2088	0	7	1990	4	48787	N	N	29224 322ND AV SE
009	042107	9133	2/21/03	\$285,000	2090	0	7	1992	3	101494	N	N	29730 322ND AV SE
009	322107	9035	8/27/02	\$279,000	2096	0	7	1992	4	247420	N	N	37623 304TH WY SE
009	187140	0181	8/14/03	\$224,950	2200	0	7	2002	3	10800	N	N	35432 VEAZIE -CUMBERLAND RD SE
009	322107	9143	12/14/03	\$240,000	2310	0	7	1985	3	58806	N	N	38306 297TH PL SE
009	405800	0040	11/4/02	\$318,000	2370	0	7	1976	4	81600	N	N	28422 296TH AV SE
009	405800	0040	4/15/02	\$320,500	2370	0	7	1976	4	81600	N	N	28422 296TH AV SE
009	322107	9159	1/7/02	\$280,000	2410	0	7	1998	3	60210	N	N	29650 SE 370TH ST
009	322107	9110	6/23/03	\$350,000	2456	0	7	2001	3	216493	N	N	29234 SE 374TH ST
009	282207	9047	3/28/02	\$260,000	2620	0	7	1981	3	54797	N	N	27105 309TH AV SE
009	032107	9027	7/1/03	\$325,000	2750	0	7	1995	3	45302	N	N	33606 SE 301ST ST
009	122107	9046	8/20/03	\$290,000	1550	0	8	1984	4	122839	N	N	35935 SE 311TH ST
009	042107	9098	3/8/02	\$375,000	1830	0	8	1980	4	213008	N	N	31727 SE 291ST ST
009	042107	9115	4/28/03	\$240,500	1850	0	8	1992	3	39300	Y	N	29610 322ND AV SE
009	342207	9078	10/14/03	\$349,000	1910	0	8	1996	3	220849	N	N	28211 338TH AV SE
009	282207	9074	9/8/03	\$257,500	1960	0	8	1982	3	87556	N	N	26700 312TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	042107	9156	4/24/03	\$319,000	2090	0	8	1993	3	44400	N	N	32021 SE 291ST ST
009	292107	9029	12/23/02	\$353,000	2250	0	8	1988	4	214315	N	N	30613 SE 358TH ST
009	032107	9052	2/14/03	\$422,000	2478	0	8	1999	3	50094	N	N	33636 SE 301ST ST
009	032107	9071	8/21/02	\$310,000	2570	0	8	2002	3	44866	N	N	33528 SE 301ST ST
009	032107	9039	9/24/03	\$427,000	2590	0	8	1989	3	111513	N	N	33407 SE 301ST ST
009	292107	9028	6/13/03	\$387,500	2750	0	8	1980	4	193842	N	N	30511 SE 358TH ST
009	322107	9181	7/29/03	\$320,000	3060	0	8	1969	4	187814	N	N	37113 300TH AV SE
009	282107	9057	11/6/03	\$349,900	2170	0	9	1992	3	473061	N	N	36506 320TH AV SE
009	102107	9015	4/8/02	\$324,950	2330	0	9	1979	3	155944	Y	Y	31407 CUMBERLAND-KANASKAT RD SE
009	322207	9198	1/28/02	\$443,500	2830	0	9	2001	3	187308	N	N	27216 304TH AV SE

Improved Sales Removed from this Annual Update Analysis

Area 40

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	011906	9007	7/27/02	\$500,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	012006	9044	8/8/02	\$365,000	IMP COUNT;ESTATE ADMIN, GUARDIAN, EXECUTOR
001	012006	9087	2/21/03	\$500,000	NON-REPRESENTATIVE SALE
001	012006	9095	5/3/02	\$48,000	ESTATE ADMIN, GUARDIAN, EXECUTOR; % COMPL
001	022006	9084	8/30/02	\$489,000	OPEN SPACE
001	022006	9092	3/5/02	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	022006	9098	4/1/02	\$300,000	RELOCATION - SALE TO SERVICE
001	022006	9108	3/20/03	\$449,950	ACTIVE PERMIT BEFORE SALE>25K
001	032006	9064	4/24/03	\$349,950	MOBILE HOME
001	042007	9012	12/22/03	\$266,650	DOR RATIO
001	052006	9009	4/15/02	\$350,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	052007	9009	4/15/03	\$120,000	DIAGNOSTIC OUTLIER
001	052007	9094	2/27/02	\$125,000	UNFIN AREA;DOR RATIO
001	052007	9096	8/7/03	\$410,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	056150	0050	7/17/03	\$234,239	FORCED SALE; EXEMPT FROM EXCISE TAX
001	061907	9023	8/7/03	\$55,000	PERS MH; QCD; %NET COND; PREV IMP<=10K
001	061907	9059	4/1/02	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	061907	9092	3/8/02	\$78,000	NON-REP SALE; %COMPL; DOR RATIO
001	062006	9067	4/18/03	\$160,097	QUIT CLAIM DEED; DOR RATIO;OPEN SPACE
001	062007	9016	8/28/03	\$350,000	IMP COUNT;RELATED PARTY, FRIEND, NEIGHBOR
001	062007	9047	11/5/03	\$372,950	NON-REPRESENTATIVE SALE
001	072006	9003	7/22/02	\$190,000	IMP COUNT;RELATED PARTY, FRIEND,NEIGHBOR
001	072006	9019	4/18/02	\$260,000	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
001	072006	9033	9/25/03	\$127,251	QCD; RELATED PARTY, FRIEND, NBR; DOR RATIO
001	072006	9035	11/22/02	\$360,000	OPEN SPACE
001	072006	9048	4/17/02	\$265,000	UNFIN AREA
001	072006	9075	9/30/03	\$399,950	RELOCATION - SALE TO SERVICE
001	082007	9008	5/12/03	\$415,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	082007	9029	6/11/03	\$249,950	OPEN SPACE DESIGNATION CONT AFTER SALE
001	092006	9010	9/10/02	\$137,500	%COMPLETE; UNFIN AREA; DOR RATIO
001	112006	9053	8/20/03	\$475,000	1031 TRADE
001	122006	9017	9/2/02	\$315,000	%NET COND;PREV IMP<=10K;OPEN SPACE
001	132006	9007	5/29/03	\$900,000	IMP CT;OPEN SPACE CONT AFTER SALE; MH
001	132006	9103	11/20/03	\$1,117,200	PERS MH; OPEN SPACE
001	142240	0200	5/9/03	\$318,000	RELOCATION - SALE TO SERVICE
001	162006	9015	6/10/02	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	162006	9050	6/17/02	\$74,000	DOR RATIO
001	172006	9022	1/27/03	\$365,000	IMP COUNT; REAL MH ON PROPERTY
001	172006	9102	12/17/02	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	172006	9122	8/16/02	\$510,000	RELOCATION - SALE TO SERVICE
001	172006	9137	11/22/02	\$100,000	DIAGNOSTIC OUTLIER
001	182006	9016	2/22/02	\$620,000	OPEN SPACE
001	182006	9073	6/12/03	\$1,000,000	IMP COUNT;OPEN SPACE CONT AFTER SALE
001	182007	9069	6/27/03	\$467,500	TIMBER AND FOREST LAND OPEN SPACE
001	192006	9046	6/25/03	\$398,000	OPEN SPACE DESIGNATION CONT AFTER SALE

Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	212006	9044	11/21/03	\$77,317	DOR RATIO
001	222006	9029	7/25/02	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	222006	9029	4/5/02	\$330,000	EXEMPT FROM EXCISE TAX
001	222006	9050	5/30/02	\$181,000	STATEMENT TO DOR; METHAMPHETAMINE LAB
001	222006	9134	1/10/02	\$140,000	DOR RATIO
001	222006	9178	12/8/03	\$217,000	DIAGNOSTIC OUTLIER
001	222006	9190	1/4/02	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	262006	9127	10/1/02	\$180,000	DIAGNOSTIC OUTLIER
001	262006	9144	8/16/02	\$290,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	262106	9034	2/22/02	\$88,000	% COMPLETE; DOR RATIO
001	272006	9071	5/15/02	\$262,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	272006	9071	10/17/03	\$291,500	OPEN SPACE DESIGNATION CONT AFTER SALE
001	278130	0020	2/5/02	\$185,000	OBSOLESCENCE
001	278131	0110	5/30/02	\$166,000	ESTATE ADMIN, GUARDIAN, EXECUTOR
001	282006	9020	7/28/03	\$395,000	OPEN SPACE CONT AFTER SALE;UNFIN AREA
001	282106	9041	3/19/03	\$42,000	DOR RATIO
001	292006	9003	4/3/02	\$284,082	OPEN SPACE DESIGNATION CONT AFTER SALE
001	292006	9014	12/8/02	\$235,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	292106	9100	3/19/02	\$447,128	NO MARKET EXPOSURE
001	312007	9036	6/24/03	\$261,000	EXEMPT FROM EXCISE TAX
001	312007	9113	2/4/02	\$380,000	OPEN SPACE
001	312106	9052	2/3/03	\$270,950	UNFIN AREA
001	312106	9070	6/24/03	\$207,500	RELOCATION - SALE TO SERVICE
001	312107	9047	4/17/02	\$399,500	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	322106	9005	3/3/03	\$495,000	OPEN SPACE DESIGNATION CONT AFTER SALE
001	322106	9039	8/22/03	\$398,950	RELOCATION - SALE TO SERVICE
001	322106	9088	12/19/02	\$234,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	338000	0010	11/8/02	\$149,400	GOVT AGENCY; EXEMPT FROM EXCISE TAX
001	342006	9001	1/16/02	\$49,093	PARTIAL INTEREST; DOR RATIO
001	342006	9066	10/1/03	\$163,000	GOVT AGENCY; EXEMPT FROM EXCISE TAX
001	342106	9022	4/29/02	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	342106	9156	10/8/02	\$356,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	352006	9046	2/3/03	\$163,500	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	352106	9015	5/30/03	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	352106	9022	9/3/02	\$79,000	DOR RATIO
001	352106	9136	6/27/02	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	352106	9159	9/18/02	\$89,950	DOR RATIO
001	352106	9160	9/30/02	\$89,950	DOR RATIO
001	362006	9030	12/2/03	\$145,825	OPEN SPACE
001	362006	9046	1/3/02	\$126,000	DIAGNOSTIC OUTLIER
001	571140	0020	9/25/02	\$67,335	TENANT; NO MARKET EXPOSURE
001	571140	0030	8/1/02	\$92,750	OBSOLESCENCE
001	571140	0030	3/13/03	\$147,000	OBSOLESCENCE
001	606100	0080	5/27/03	\$190,000	DIAGNOSTIC OUTLIER
001	681770	0035	6/11/02	\$182,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 40
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	681783	0040	7/2/02	\$41,667	QCD; RELATED PARTY, FRIEND, NBR; DOR RATIO
001	681783	0050	9/24/02	\$41,667	PARTIAL INTEREST; DOR RATIO
001	681783	0060	11/4/03	\$585,855	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
001	681783	0070	3/25/02	\$164,000	DOR RATIO
001	681783	0070	3/25/02	\$41,675	QCD; DOR RATIO
001	713580	0090	5/7/03	\$50,000	RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
001	721550	0020	9/3/02	\$114,326	PART INTEREST; RELATED PARTY, FRIEND, NBR
001	941340	0030	8/29/03	\$20,000	DOR RATIO
001	941340	0030	10/11/02	\$12,000	QUIT CLAIM DEED; DOR RATIO
001	941340	0165	8/28/02	\$225,000	REMODEL NOT PICKED UP
001	980450	0110	1/29/02	\$335,000	UNFIN AREA
001	980451	0080	10/29/02	\$82,000	% COMPLETE; DOR RATIO
009	032107	9077	5/8/02	\$148,000	DOR RATIO
009	042107	9109	3/20/02	\$185,000	MOBILE HOME
009	102107	9097	3/26/03	\$151,790	EXEMPT FROM EXCISE TAX
009	187140	0060	3/7/02	\$35,000	BANKRUPTCY - RECEIVER/TRUSTEE; DOR RATIO
009	187140	0970	2/25/02	\$150,000	ESTATE ADMIN; RELATED PARTY, FRIEND, NBR
009	232207	9054	1/15/02	\$200,000	OBSOLESCENCE
009	240880	0010	6/24/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	240880	0120	4/14/03	\$272,500	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
009	262207	9029	10/18/02	\$355,000	\$95,000 OF ACCY MONIES
009	262207	9053	12/8/03	\$54,836	DOR RATIO
009	262207	9120	5/12/03	\$307,000	OPEN SPACE DESIGNATION CONT AFTER SALE
009	262207	9151	3/24/03	\$307,700	UNFIN AREA
009	282107	9096	5/21/02	\$177,165	EXEMPT FROM EXCISE TAX
009	282207	9063	4/26/02	\$71,099	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
009	312107	9030	1/31/02	\$371,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	322107	9021	4/23/02	\$235,000	UNFIN AREA
009	322107	9032	11/12/02	\$65,000	DOR RATIO
009	322107	9088	2/15/02	\$260,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	322107	9128	12/23/02	\$150,500	% COMPLETE
009	322207	9017	12/11/02	\$240,000	DIAGNOSTIC OUTLIER
009	342107	9043	5/16/02	\$123,950	BANKRUPTCY - RECEIVER/TRUSTEE; OBSOL
009	342207	9045	2/7/02	\$92,000	% COMPLETE; DOR RATIO
009	352207	9023	6/12/03	\$109,321	RELATED PARTY, FRIEND, OR NEIGHBOR
009	410200	0095	7/29/03	\$180,000	ACTIVE PERMIT BEFORE SALE>25K
009	410200	0125	9/24/03	\$165,000	OBSOLESCENCE

Vacant Sales Used in this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	011906	9005	6/18/03	\$240,000	1084644	N	Y
1	012006	9009	9/22/03	\$110,000	782990	Y	N
1	022006	9004	12/5/02	\$50,000	131986	N	N
1	032006	9086	2/11/03	\$75,000	23250	N	N
1	032006	9087	11/1/03	\$70,000	18750	N	N
1	041909	9024	6/16/03	\$80,000	111906	Y	N
1	052006	9047	4/1/02	\$110,000	103672	N	N
1	052006	9059	8/12/03	\$159,000	409464	Y	N
1	052006	9067	8/1/03	\$125,000	426016	Y	N
1	052006	9073	10/25/02	\$114,000	436313	Y	N
1	056150	0180	3/12/02	\$108,000	40697	N	N
1	061907	9034	9/4/03	\$109,000	557132	Y	N
1	072006	9030	1/2/03	\$138,500	181645	Y	N
1	072006	9054	4/15/02	\$135,000	217800	Y	N
1	082007	9006	12/5/02	\$125,000	217800	N	N
1	082007	9007	4/4/03	\$112,437	207781	Y	N
1	082007	9120	4/1/03	\$127,500	217800	N	N
1	092006	9080	3/13/03	\$120,000	104289	Y	N
1	112006	9023	11/24/03	\$195,000	416433	Y	N
1	112006	9051	8/26/03	\$99,950	216928	N	N
1	122006	9020	5/21/02	\$325,000	1677060	Y	N
1	122006	9020	12/31/03	\$349,000	1677060	Y	N
1	132006	9097	5/27/03	\$55,000	17465	Y	N
1	152006	9008	12/22/03	\$170,000	426888	Y	N
1	172006	9117	3/25/02	\$145,000	95396	Y	N
1	182006	9003	4/3/02	\$285,000	847677	Y	N
1	202006	9014	11/7/03	\$175,000	1722362	Y	N
1	202006	9028	8/26/02	\$137,500	187308	Y	N
1	222006	9200	10/16/02	\$110,000	49658	Y	N
1	262106	9017	12/15/03	\$88,000	107157	Y	N
1	272006	9006	8/22/02	\$113,000	210394	Y	N
1	282106	9033	5/8/03	\$90,000	99316	N	N
1	292106	9110	7/20/03	\$139,500	236095	N	N
1	322106	9054	6/6/03	\$130,000	147856	N	N
1	342106	9141	9/23/03	\$105,000	44867	N	N
1	342106	9149	12/31/03	\$110,000	43350	N	N
1	352006	9055	5/20/03	\$92,000	356082	Y	N
1	352106	9023	3/4/02	\$88,000	94090	N	N
1	352106	9033	8/13/02	\$120,000	787881	N	N
1	352106	9058	6/16/03	\$85,000	53023	N	N
1	352106	9074	5/22/02	\$160,000	207345	N	N
1	352106	9120	4/18/02	\$130,000	776687	N	N
1	605500	0020	6/12/03	\$75,000	44417	N	N
1	605500	0240	12/18/03	\$123,000	37375	Y	N
1	642700	0420	11/21/03	\$135,000	46361	N	N
9	032107	9001	5/8/02	\$106,465	2380118	N	N

Vacant Sales Used in this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	032107	9071	1/9/02	\$79,555	44866	N	N
9	032107	9073	8/4/03	\$165,000	609404	N	N
9	042107	9111	7/1/02	\$57,000	226947	N	N
9	042107	9145	8/4/03	\$114,000	105415	N	N
9	082107	9037	12/16/02	\$68,000	77972	N	N
9	082107	9072	1/14/03	\$34,500	77972	N	N
9	082107	9082	8/9/03	\$39,000	94960	N	N
9	122107	9026	11/25/03	\$90,000	217800	N	N
9	122107	9054	8/12/03	\$55,000	108464	N	N
9	132107	9037	8/4/03	\$70,000	56628	Y	Y
9	142107	9014	2/15/02	\$125,000	871200	N	N
9	142107	9051	8/27/02	\$10,000	50094	N	N
9	142107	9071	8/13/02	\$14,000	46173	N	N
9	232207	9036	8/28/03	\$77,500	57125	N	N
9	262207	9058	6/23/03	\$50,000	32640	N	N
9	262207	9124	12/19/02	\$95,000	216493	N	N
9	282107	9058	6/17/02	\$75,000	467834	N	N
9	322107	9027	9/2/03	\$70,000	43560	N	N
9	332107	9004	7/28/03	\$135,000	219542	N	N
9	332107	9072	7/25/03	\$141,500	217800	N	N
9	342207	9064	10/14/03	\$130,000	234352	Y	N
9	410200	0090	10/3/03	\$57,000	24597	Y	Y
9	712340	0125	4/11/03	\$31,000	6293	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 40

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022006	9001	12/3/02	\$20,000	GOVERNMENT AGENCY
1	022006	9002	5/30/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
1	022006	9029	7/30/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
1	056150	0160	6/5/03	\$22,500	QUIT CLAIM DEED
1	061907	9057	7/5/02	\$78,000	ESTATE ADMIN; TIMBER AND FOREST LAND;
1	061907	9063	5/6/02	\$15,750	QUESTIONABLE PER SALES IDENTIFICATION
1	062007	9021	4/30/03	\$1,023	CORPORATE AFFILIATES; QUIT CLAIM DEED
1	062007	9021	8/8/03	\$1,023	QUIT CLAIM DEED; MULTI-PARCEL SALE
1	082007	9006	12/31/03	\$1,000	EASEMENT
1	082007	9019	3/12/02	\$10,000	EASEMENT
1	092006	9121	2/27/03	\$110,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	092006	9121	2/26/03	\$110,000	EXEMPT FROM EXCISE TAX
1	092006	9122	2/18/03	\$100,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	092006	9123	2/4/02	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	122006	9004	2/4/02	\$300,000	NO MKT EXPOSURE;OPEN SPACE CONT POST SALE
1	152006	9005	10/28/02	\$150,000	GOVERNMENT AGENCY
1	152006	9044	11/21/02	\$120,000	ESTATE ADMIN; GOV AGENCY
1	172007	9020	3/12/02	\$5,000	EASEMENT
1	212006	9070	11/12/02	\$20,000	RELATED PARTY,FRIEND,OR NEIGHBOR
1	222006	9135	2/12/03	\$60,000	GOVT AGENCY; EXEMPT FROM EXCISE TAX
1	282106	9022	6/27/02	\$180,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	292007	9004	12/9/02	\$37,946,414	TIMBER AND FOREST LAND; MULTI-PARCEL SALE
1	312007	9075	1/23/02	\$57,000	NON-REPRESENTATIVE SALE
1	342006	9045	3/21/02	\$235,000	TEAR DOWN; ESTATE ADMIN,GUARDIAN,EXECUTOR
1	352106	9005	3/12/03	\$140,000	CONTRACT OR CASH SALE; ESTATE ADMIN.
1	352106	9021	5/30/03	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
1	352106	9026	8/13/02	\$85,000	NO MARKET EXPOSURE
1	605500	0380	3/13/03	\$55,000	NON REPRESENTATIVE SALE
1	732771	0100	4/8/03	\$69,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
9	042107	9051	6/3/03	\$8,500	GOVERNMENT AGENCY;EXEMPT FROM EXCISE TAX
9	052107	9004	4/1/02	\$119,500	TIMBER AND FOREST LAND;
9	052107	9009	5/16/03	\$114,000	TIMBER AND FOREST LAND;
9	082107	9037	8/5/02	\$16,500	NON REPRESENTATIVE SALE
9	102107	9074	2/15/03	\$12,000	NO MARKET EXPOSURE
9	102107	9116	7/2/03	\$153,440	EXEMPT FROM EXCISE TAX
9	112107	9039	11/14/02	\$200,000	GOVERNMENT AGENCY
9	112107	9044	11/14/02	\$115,000	GOVERNMENT AGENCY
9	112107	9045	9/24/03	\$110,000	GOVERNMENT AGENCY
9	112107	9046	11/21/02	\$80,000	GOVERNMENT AGENCY
9	187140	0375	7/31/02	\$6,500	Q.C.D.; RELATED PARTY,FRIEND,OR NEIGHBOR
9	222107	9018	8/12/03	\$2,500	QUIT CLAIM DEED
9	222107	9039	2/8/02	\$165,000	OPEN SPACE DESIGNATION CONT AFTER SALE
9	262207	9037	7/29/03	\$60,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
9	262207	9124	7/23/02	\$96,200	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
9	322207	9017	3/15/02	\$48,000	NO MARKET EXPOSURE
9	332107	9020	5/27/03	\$10,000	QUIT CLAIM DEED
9	342107	9054	10/28/03	\$10,000	RELATED PARTY,FRIEND,NEIGHBOR,STMT TO DOR
9	342107	9067	2/21/02	\$44,000	NO MARKET EXPOSURE

**Vacant Sales Removed from this Annual Update Analysis
Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	422440	0052	11/6/02	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR



**King County
Department of Assessments**

King County Administration Bldg.
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr